

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 54B
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Janus Realty Trust has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 54B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Janus Realty Trust be and hereby is tentatively designated as Redeveloper of Disposition Parcel 54B in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

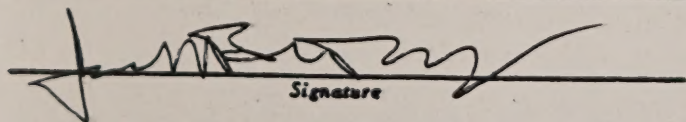
14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Joseph N. Bethoney, Trustee of Janus Realty Trust.

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 11/30/83


Signature

Trustee

Title

Dated: _____

Signature

Title

279 North St. Boston, Mass. 02113
Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel 54B by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

MARCH 29, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE
PARCEL 54B/17-23 WAREHAM STREET

4424

Summary: This memorandum requests that the Authority tentatively designate Joseph Bethoney, Peter Bethoney and Naiff Bethoney d/b/a Janus Realty Trust as Redevelopers of Re-Use Parcel 54B in the South End Urban Renewal Area.

Parcel 54B is located at 17-23 Wareham Street in the South End Urban Renewal Area and contains approximately 8,550 square feet of vacant land.

The abutters, Messrs. Bethoney d/b/a Janus Realty Trust, have expressed an interest in developing Re-Use Parcel 54B. In 1981, Bethoney Transportation Inc. purchased and rehabilitated an unoccupied building at 25-33 Wareham Street. They also constructed an adjacent building for the operation of a small cab company and repair shop. Since then the company's operation has grown rapidly. The company has now found an increasing need to expand its services onto the adjacent property with the intention of purchasing a fleet of vehicles from the Red and White Cab Company.

Therefore, Messrs. Bethoney have submitted a proposal which calls for the redevelopment of Parcel 54B into six (6) car bays, storage area and office space. The construction will consist of a one-story brick exterior dark brick veneer building with bronze anodized doors. In addition, a ten (10) foot gate will be erected on Wareham Street. In order to screen the company's operation, Messrs. Bethoney will erect an eight (8) foot new dark red brick wall around the entire perimeter of their operation.

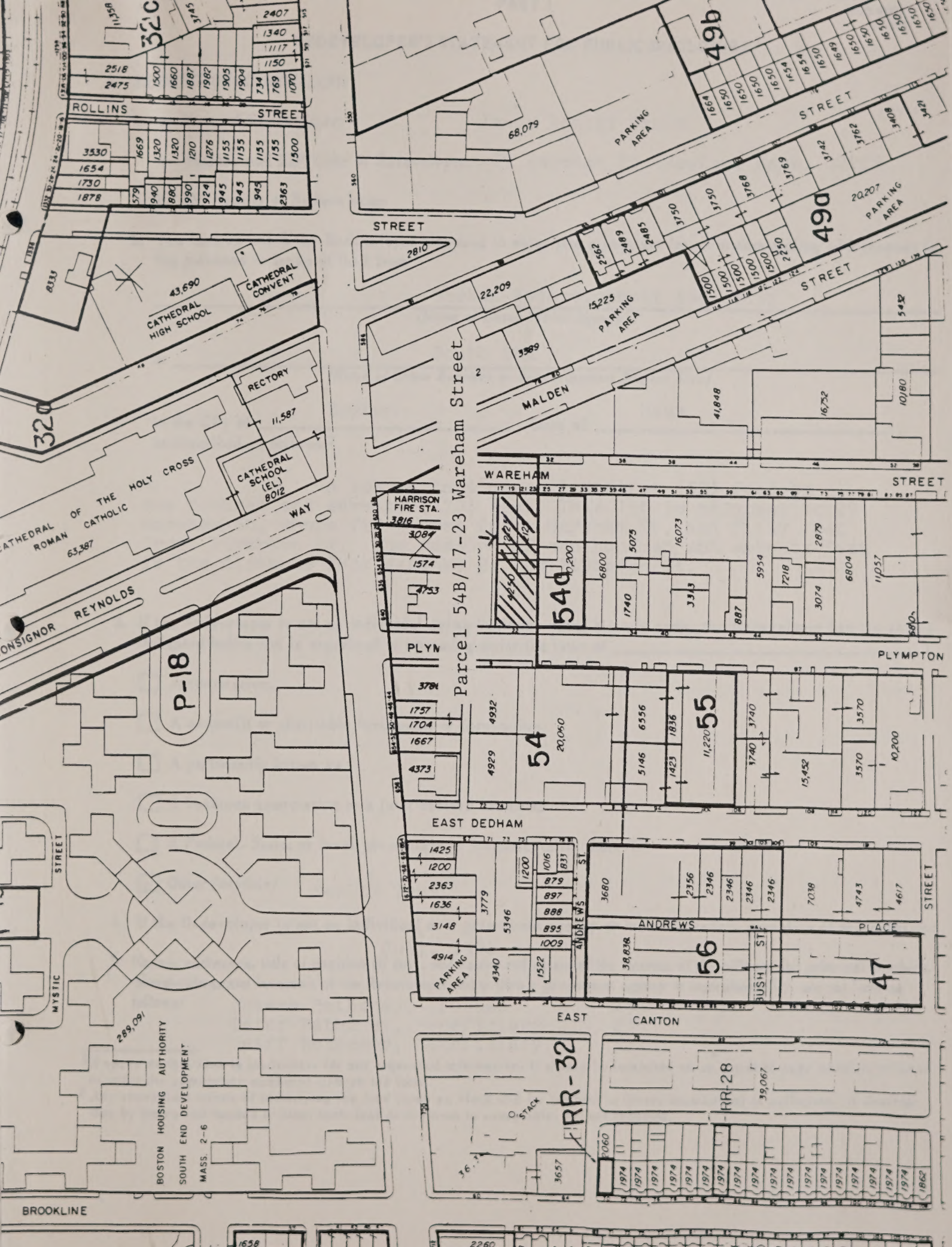
At the present time, the company employs seventy-three (73) people. With the proposed expansion plan, the work force will be increased to two-hundred and twenty-four (224) employees. The potential developers have submitted information that the majority of the employees will be minorities and South End residents. Approximately seventy-five percent of the present staff are minority persons.

In reviewing Messrs. Bethoneys' proposal, the Authority's staff has had numerous meetings and discussions with community residents and the South End Businessmen Association who have given support to Bethoneys' proposal. We have also received letters of support from a local businessman, Charak Furniture Company, and the Archdiocese of Boston.

Once designated as a tentative redeveloper, Messrs. Bethoney d/b/a Janus Realty Trust will submit final working drawings which will conform with the Authority's Standard's and Guidelines, and with the South End Urban Renewal Plan. Also, Messrs. Bethoney have demonstrated that the company has the financial resources necessary to undertake successfully the proposed project.

I, therefore, recommend that the Authority tentatively designate Joseph Bethoney, Peter Bethoney and Naiff Bethoney d/b/a Janus Realty Trust as Redeveloper of Parcel 54B in the South End Area.

An appropriate resolution is attached.



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Janus Realty Trust
- b. Address and ZIP Code of Redeveloper: 29 Wareham St. Boston, Mass. 02118
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South End
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.
is described as follows²

A lot of land measuring fifty (50) feet by one hundred and seventy (170) feet. This lot is adjacent to 29 Wareham St. where fifty feet front Wareham St. and fifty feet front Plympton St. The measure of one hundred and seventy feet is the distance from Wareham St. to Plympton St.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☒ Other (explain) Realty Trust

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

July, 1981

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Joseph Bethoney, Trustee	25%
Peter Bethoney, Beneficiary	25%
Maiff Bethoney, Beneficiary	50%

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Joseph M. Bethoney, Jr. 279 North St. Boston, Mass. 02113	Trustee 25%
Peter T. Bethoney 46 Gardner St. Boston, Mass. 02132	Beneficiary 25%
Naiff J. Bethoney 279 Concord Ave. Lexington, Mass. 02173	Beneficiary 50%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
------------------------------------	--

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Joseph N. Bethune, TRUSTEE of Janus Realty Trust
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 11/30/83

Dated: _____

[Signature]
Signature

Signature

Trustee
Title

Title

279 North St., Boston, MA.
Address and ZIP Code 02113

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

BETHCO

TRANSPORTATION INC

29 WAREHAM ST
BOSTON MA 02128



March 13, 1984

Mr. Bill Mendez
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02108

Dear Mr. Mendez:

This letter is written per your request for our present and future personnel profile.

Bethco Transportation Inc. and its subsidiaries presently employ seventy three (73) people. Our employees hold the following positions:

- 40 full time cab drivers
- 25 part time cab drivers
- 3 mechanics
- 2 managers
- 1 bookkeeper
- 1 secretary
- 1 accountant

In addition, all our employees are Boston residents. Sixty-five per cent of them reside in the South End of Boston. And, seventy-five per cent of them are minorities.

We expect our future employment potential to be a positive one. Once we acquire the BRA land adjacent to our property, we will erect a new building to house our expanding business. This expansion should

Taxis-Taxi Investment and Management-Used Autos - Tires
Foreign and Domestic Repairs-Volvo Specialists-Autobody

617-338-9499 ————— 617-423-4345

enable us to expand our personnel to two hundred and twenty-four (224) people. They will hold the following positions:

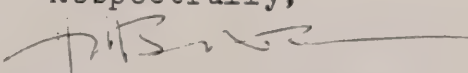
- 100 full time cab drivers
- 100 part time cab drivers
- 9 mechanics
- 4 general managers
- 1 business manager
- 3 secretaries
- 2 bookkeepers
- 1 investment manager
- 2 tow truck operators
- 1 cashier
- 1 grounds keeper

With this expansion, we expect our employment demographics to be reflective of our current personnel breakdown. As stated previously, most of our employees live in the community and are of diverse ethnic/racial backgrounds.

In the spirit of our commitment to community development, we plan, in cooperation with the Blackstone Community School Council, not only to directly provide summer jobs for local youth, but also to provide the school with a channel for placing youth in summer jobs throughout the South End business community. In addition, our expansion will have a direct impact in increasing sales for other businesses in and around the South End from whom we purchase supplies (i.e. South End Auto Supply, hardware stores). The volume of business we will generate may, in fact, create new job openings in many of these local businesses.

We see our business as an asset to the community, and provided with the opportunity to grow, we will continue to be an asset.

Respectfully,



Joseph N. Bethoney, Jr.

JNB:dp

CHARAK

F · U · R · N · I · T · U · R · E

November 29, 1983

Boston Redevelopment Authority
1 City Hall Square
Boston, Mass. 02201

Gentlemen:

It has been brought to my attention that the Bethany family is interested in purchasing the lot of vacant land across the street from us (17-23 Wareham Street) on which to construct a garage for the purpose of servicing a fleet of taxis.

As a neighbor, I have held the Bethanys in high regard and feel they are interested in maintaining the quality of the neighborhood. For this reason I would recommend the approval of their plans for the purchase of this land for said construction.

Very Truly Yours,



CHARAK FURNITURE COMPANY
E. Paul Charak
President

Charak Furniture Company
P.O. Box 240, 38 Wareham Street
Boston, Massachusetts 02118
Tel: (617) 426-4780

Showrooms of Fine Furniture and Accessories



PLANNING OFFICE FOR URBAN AFFAIRS | Archdiocese of Boston

25 Union Street • Boston, Massachusetts 02108 • Tel. 227-2200 • Rev. Michael F. Groden, Director

November 29, 1983

RECEIVED

NOV 30 1983

Mr. Robert J. Ryan
Boston Redevelopment Authority
City Hall
Boston, MA

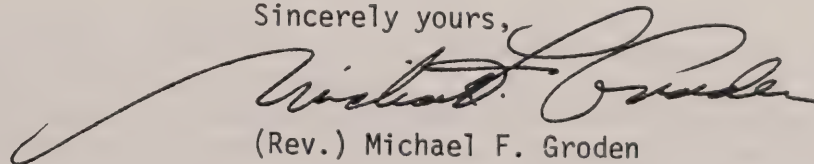
BOSTON REDEVELOPMENT AUTHORITY
OFFICE OF THE DIRECTOR

Dear Mr. Ryan:

The Planning Office has reviewed the plans for the expansion of the Cityside Garage in the South End of Boston and finds that there is nothing in these plans which would negatively impact on the planned development of the St. Helena's House elderly housing. We therefore support their plans and in fact find it desirable that the garage will maintain a work crew and be an active participant in this neighborhood.

Please feel free to contact me if you have any further concerns.

Sincerely yours,



(Rev.) Michael F. Groden

dmk

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Janus Realty Trust

b. Address and ZIP Code of Redeveloper: 29 Wareham St. Boston, Mass. 02118

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

The Boston Redevelopment Authority

(Name of Local Public Agency)

South End

in

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, ~~MASS~~, State of Mass.,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

see attachment #1

4. a. The financial condition of the Redeveloper, as of December 1, 1983, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Dennis Rawan & Co. 10 Union Wharf Boston, Mass
or 109

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Funds for the land will come from the developer's funds. Funds for the building and landscaping will come partially from the developer's funds (approximately 40%) and the remainder from the bank.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

<u>NAME, ADDRESS, AND ZIP CODE OF BANK</u>	<u>AMOUNT</u>
	\$
Shamut Bank Of Boston 148 State St. Boston, Mass.	21,000.00

b. By loans from affiliated or associated corporations or firms:

<u>NAME, ADDRESS, AND ZIP CODE OF SOURCE</u>	<u>AMOUNT</u>
	\$
Naiff Bethoney	20,000.00
Metro Finance Co.	75,000.00

c. By sale of readily salable assets:

<u>DESCRIPTION</u>	<u>MARKET VALUE</u>	<u>MORTGAGES OR LIENS</u>
	\$	\$
Stocks	25,000.00	none

7. Names and addresses of bank references:

Shamut Bank of Boston 148 State St. Boston, Mass.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Development of the land and buildings adjacent to the proposed redevelopment site. (29 Wareham St.)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

none

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

N/A

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES

☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

\$

DATE TO BE
COMPLETED

